

# Lake Villa Downtown TOD Plan

VILLAGE OF

# LAKE VILLA



**Gateway To The Lake Region**



**VILLAGE OF LAKE VILLA, ILLINOIS**



# Downtown TOD Plan Overview

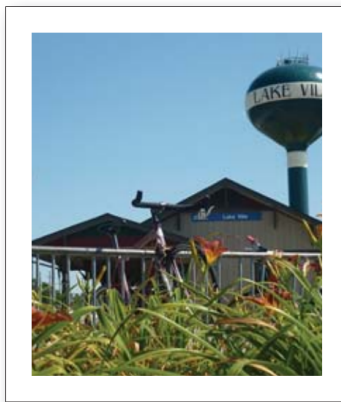
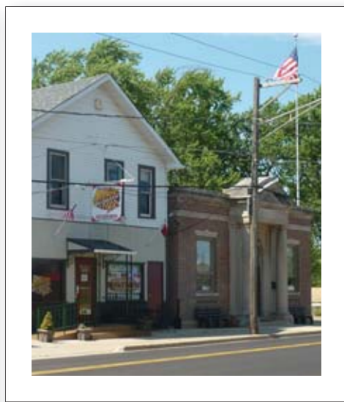
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The Lake Villa Downtown TOD Plan created a transit-oriented development (TOD) plan for an approximate 1/2-mile radius around the existing Metra station within the Village. The Plan focused on expanding new development and redevelopment opportunities and providing a balanced mix of housing and jobs in the Metra station area.

The Downtown TOD Plan was adopted as part of the Village's Comprehensive Plan in September 2013 and consists of the following sections:

1. TOD Plan Summary
2. TOD Plan Goals
3. Opportunity Sites
  - Downtown Lakefront
  - Industrial Park
  - Pleviak School
  - Cedar Lake Road
4. Transportation Strategies
5. Urban Design Strategies

The Lake Villa Downtown TOD Plan can be downloaded here: [www.rtams.org/rtams/planningStudy.jsp?id=819](http://www.rtams.org/rtams/planningStudy.jsp?id=819)



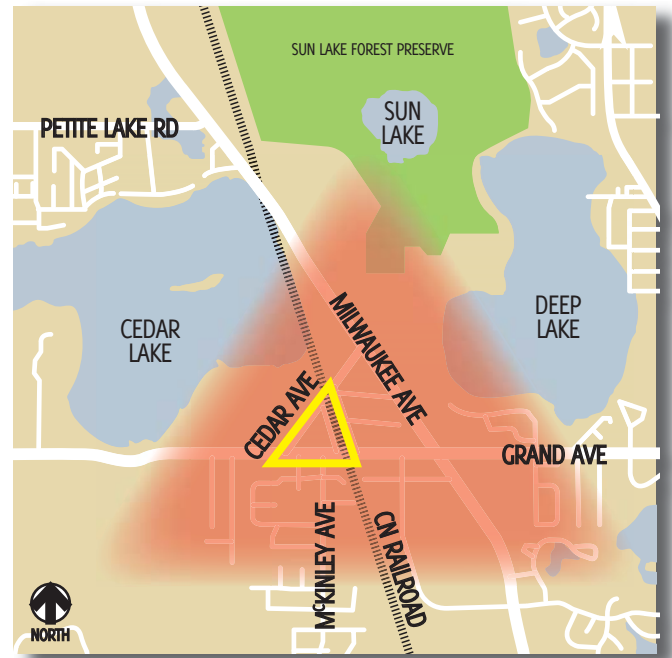
This document summarizes the work conducted for the Village of Lake Villa. The document was prepared under contract with the Regional Transportation Authority of Northeastern Illinois and (RTA) was financed in part through a grant from the Regional Transportation Authority. The contents of this document do not necessarily reflect the official views of the Regional Transportation Authority.

The Village of Lake Villa also provided funding for this project.

This document was prepared for the Village of Lake Villa, Illinois, by the Consultant Team of:

*Teska Associates, Inc.*  
*Fish Transportation Group*  
*Business Districts, Inc.*  
*wohltgroup*

## A NEW DOWNTOWN LEGACY: LAKE VILLA TRIANGLE



The Lake Villa Downtown TOD Plan highlights four opportunity sites:

1. Downtown Lakefront: Mixed-Use, 36 Acres
2. Industrial Park
3. School: Commercial Use
4. Cedar Lake Road: Residential Use, 34 Acres

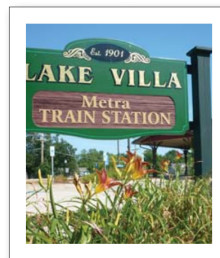
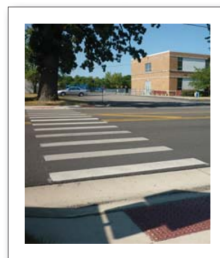
### BRAND PROMISE

*By 2023, Lake Villa Triangle will be one of the most desirable mixed use, transit oriented neighborhoods within the Lakes Region for Metra commuters, businesses, visitors and residents who enjoy an active lifestyle.*

# TOD Plan Goals

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1. Attract new retail, housing and mixed-use development to the Lake Villa Triangle.
2. Support transportation options in Lake Villa, including access and use of Metra, biking and walking.
3. Support sensitive reuse and redevelopment of properties along Cedar Avenue to promote a "downtown main street" environment that mixes stores, restaurants, services and residential development.
4. Create vibrant new development on key opportunity sites that bring character, a strong sense of place and economic vitality to the Lake Villa Triangle.
5. Support a range of housing options that bring residents in close proximity to retail, transit and other services and that expands the residential base supporting Lake Villa Triangle businesses.
6. Focus on sports and recreation as anchor uses in and around the Lake Villa Triangle to attract visitors, customers and prospective investors in complementary businesses, including restaurants and stores.
7. Expand access to Cedar and Deep Lakes to non-motorized watersports.
8. Connect the Lake Villa Triangle to the natural resources and open spaces throughout Lake Villa and neighboring communities through multi-purpose bicycle and walking paths.
9. Improve walkability of the Lake Villa Triangle by completing all needed sidewalks and safe pedestrian crossings on Cedar Avenue at Grand and Milwaukee Avenues and improving access to transit.
10. Implement a streetscape and signage program to enhance the experience of visitors to the Lake Villa Triangle.
11. Implement a marketing program through a variety of traditional and social media to promote the Lake Villa Triangle.



# Downtown Lakefront Site

Located along the waterfront of Cedar Lake, this opportunity site has the greatest potential to extend the downtown area with residential, commercial, civic, and open space uses to complement the adjacent downtown core. e. The lakefront also provides opportunities for recreation and open space facilities, such as a civic festival plaza, expanded park, trails, and stormwater management.

**RETAIL DEVELOPMENT A**  
40,000 sq ft retail building (grocery store) w/ 180 parking spaces

**RESIDENTIAL DEVELOPMENT C**  
79 townhouse units w/ two-car garage; building height varies at 2 to 3 stories

**MIXED USE DEVELOPMENT B**  
50,000 sq ft of ground floor retail plus 160 apartment units on upper four floors w/ 300 shared parking spaces

**RESIDENTIAL DEVELOPMENT D**  
264 rowhouse or residential flat (condo) units w/ 432 parking spaces; building height at 3 stories



# Downtown Lakefront Site

## DEVELOPMENT CHARACTERISTICS

Building #	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
Building Type	Retail	Mixed Use	Residential	Residential
Floors	1 floor	5 floors	2 to 3 floors	3 floors
Space/Unit Count	40,000 sq ft	50,000 sq ft (retail) 160 units (residential)	79 units	264 units
Parking	180 spaces	300 spaces	2-car garage per unit	432 spaces
Use(s)	Grocery store or other retail businesses	Retail businesses at ground floor w/ rental apartments on top 4 floors (40 units per floor)	Townhouses	Rowhouses or residential flats (condos)



### A BIRDSEYE VIEW

The Downtown Lakefront opportunity site has the strongest potential to advance the ideas associated with the Lake Villa Triangle. Looking westward towards Cedar Lake, the proposed redevelopment concept for the Downtown Lakefront site is situated to the west of Cedar Avenue but ties connects with the historic downtown core. This includes safe pedestrian and bicycle access to amenities in both the historic core and expanded downtown area, including the Metra station, Lehmann Park, a new lakefront park, civic space, trails, mixed housing options, and commercial businesses.

# Industrial Park Site

With existing industrial uses along Park Avenue to the south of the downtown core, this opportunity site has the flexibility to either provide space for additional industrial users or accommodate sports facilities that cater to Lake Villa's active lifestyle. Space for a 30,000 sq ft retail center would also be accommodated, with visible frontage along Milwaukee Avenue. A new connector street would provide access to the industrial/recreational uses, as well as link Milwaukee Avenue to Park Avenue. The existing funeral home would remain on a modified site. Other site provisions include stormwater management, wetland conservation, and connectivity to the multi-use trail system.

**RETAIL DEVELOPMENT A**

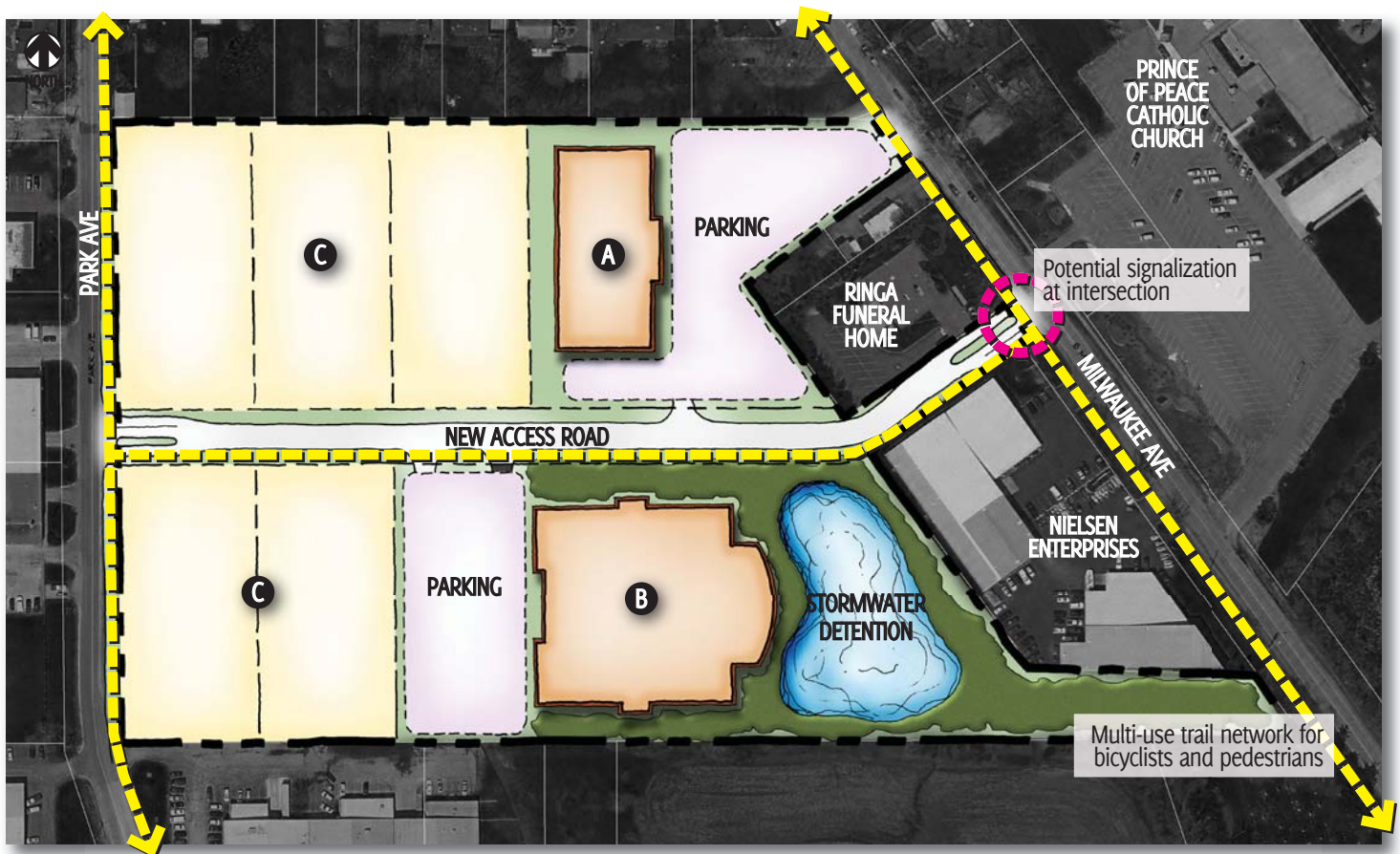
30,000 sq ft retail building w/ 120 parking spaces; existing chiropractor and carpet businesses would need to be relocated to accommodate the new development

**INDOOR SPORTS FACILITY B**

55,000 sq ft indoor sports facility w/ 120 parking spaces; sports facilities are permitted in an L1 zoning district; the site also accommodates a stormwater detention facility

**FLEXIBLE DEVELOPMENT C**

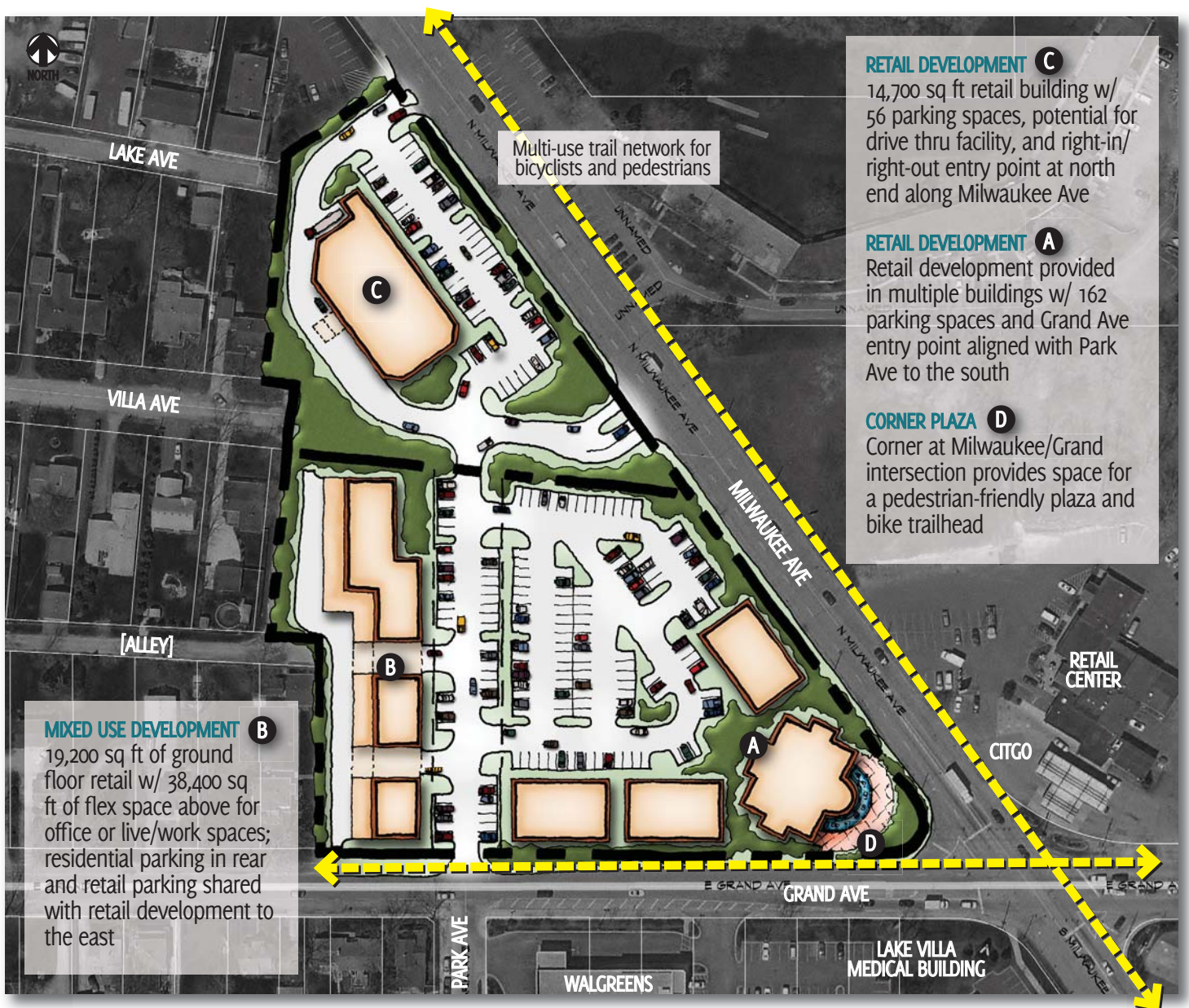
Five lots on 6.25 acres provide flexible space to accommodate either sports fields or new industrial uses, depending on market; sports fields are permitted in an L1 zoning district



# Pleviak School Site | CONCEPT 1

If the school district decides to make the site available for reuse or redevelopment, this opportunity site has the capacity to revitalize the prime Milwaukee Avenue/Grand Avenue intersection with a mix of uses and improved circulation for cars, pedestrians, and bicyclists. In the concept that removes the school building and redevelops the site, retail buildings will occupy the corner of Milwaukee and Grand,

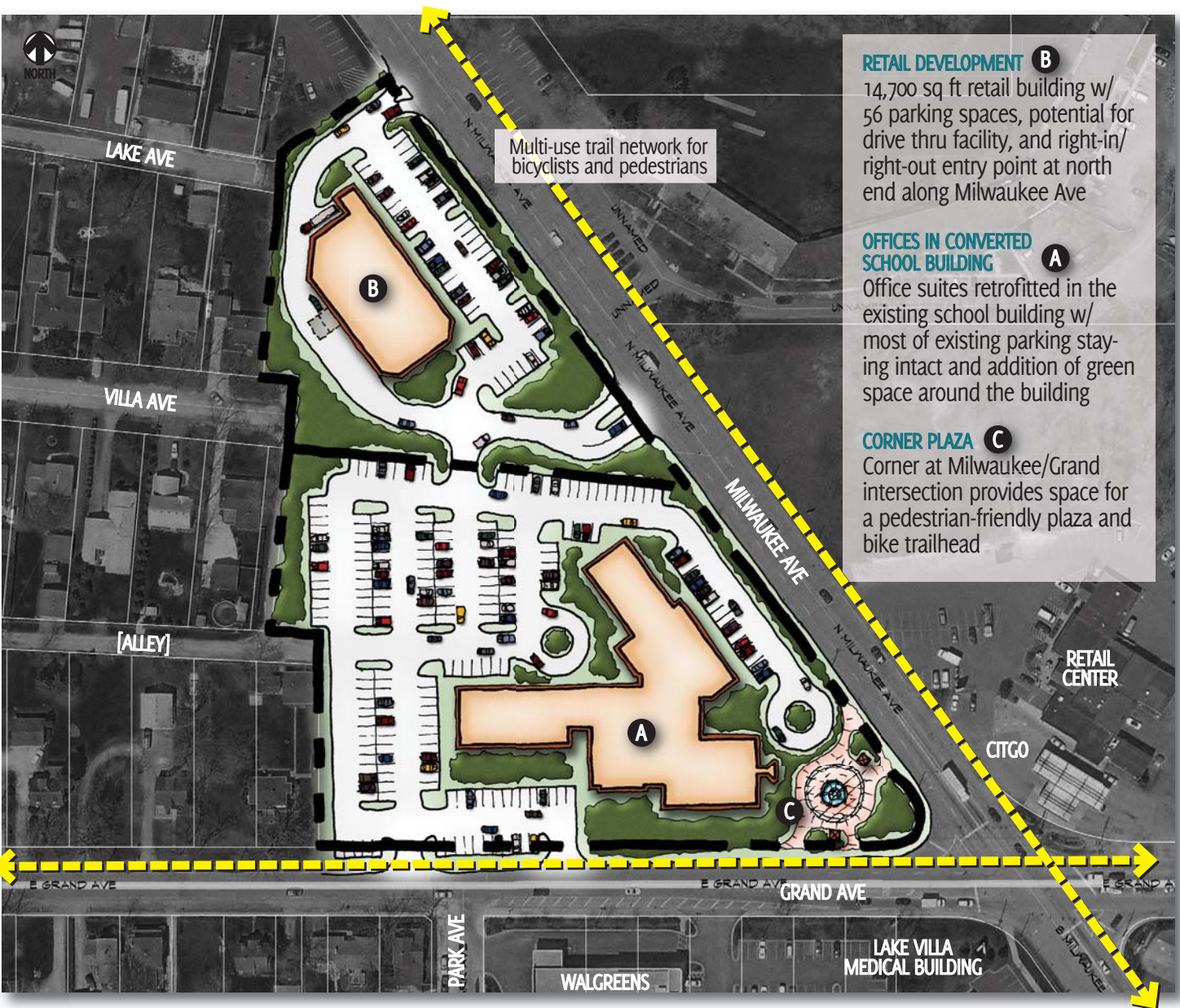
with retail/residential mixed use along a newly extended Park Av-enue. Also, a retail building with potential for a drive thru facility will be provided on the triangular site north of Villa Avenue.





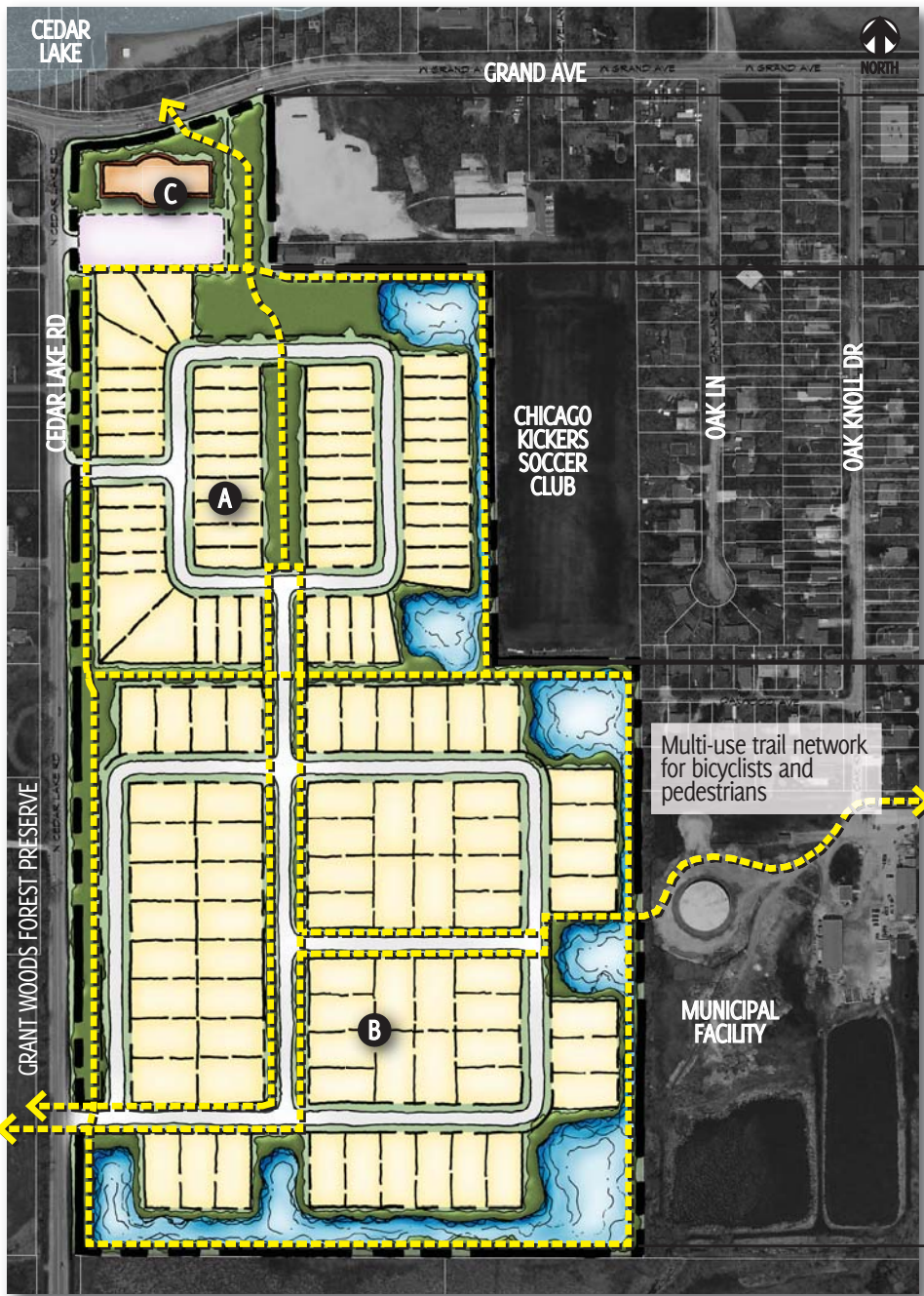
# Pleviak School Site | CONCEPT 2

If the school district decides to make the site available for reuse or redevelopment, this opportunity site has the capacity to revitalize the prime Milwaukee Avenue/Grand Avenue intersection with a mix of uses and improved circulation for cars, pedestrians, and bicyclists. In the concept that retains the school building, the building would be retrofitted with office spaces. Also, a retail building with potential for a drive thru facility will be provided on the triangular site north of Villa Avenue.



# Cedar Lake Road Site

Situated west of the downtown core, this opportunity site is suitable for lower density residential development. With proximity to Grant Woods Forest Preserve to the west, Cedar Lake to the north, and the trail network, open space provisions are central to this site. Larger single family residential lots at 14,000 sq ft are located at the southern end of the site, with smaller 8,000 sq ft lots at the northern end. A restaurant and clubhouse is also provided at the Cedar Lake Road/Grand Avenue intersection, with potential connectivity to nearby recreational facilities. The Village may desire a new road between the municipal facility and Cedar Lake Road to allow vehicular and pedestrian access.



**SOUTHEAST CORNER OF CEDAR LAKE RD & GRAND AVE** **C**  
 Restaurant or clubhouse w/ 110 parking spaces, relating to adjacent recreational facilities

**NORTHERN RESIDENTIAL AREA** **A**  
 49 single family residential units on average 8,000 sq ft lots w/ 50 ft average lot width

**SOUTHERN RESIDENTIAL AREA** **B**  
 66 single family residential units on average 14,000 sq ft lots w/ 80 ft average lot width

**STORMWATER MANAGEMENT**  
 Stormwater detention facilities line the eastern and southern boundaries of the site

**TRAIL NETWORK**  
 With almost 20% coverage by open space, the site provides a trail network that can connect to regional trails, particularly in Grant Woods Forest Preserve